

**CDC CONSTRUCTION JOINT
STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No: 59/CBTT-CDC

Ha Noi, October 20th, 2025

REGULAR DISCLOSURE OF FINANCIAL STATEMENTS

To: - The State Securities Commission of Vietnam
 - Ho Chi Minh Stock Exchange

In compliance with Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, CDC Construction Joint Stock Company hereby discloses its Quarter 2 – 2025 financial statements as follows:

1. Organization Name: CDC Construction Joint Stock Company

- Stock symbol: CCC
- Address: LK 18-24, Galaxy 8, Ngan Ha Van Phuc Residential Area, 69 To Huu Street, Ha Dong Ward, Hanoi City.
- Contact Number: 024.3943.0888
- Email: info@cdcxd.com.vn

2. Content of Disclosure:

- Q2 2025 Financial Statements

☒ Separate Financial Statements (The company has no subsidiaries or subordinate accounting entities);

☐ Consolidated Financial Statements (The company has subsidiaries);

☐ Combined Financial Statements (The company has subordinate accounting units with independent accounting structures).

- Cases requiring explanatory notes:

- Post-tax profit in the income statement for the reporting period changes by 10% or more compared to the same period last year.

☐ Yes

☒ No

Explanatory document in case of "Yes":

☐ Yes

☒ No

- Post-tax profit for the reporting period shows a loss, transitioning from a profit in the same period last year or vice versa:

☐ Yes

☒ No

Explanatory document in case of "Yes":

☐ Yes

☒ No

This information has been published on the company's website on 20/10/2025 at the link:
<https://cdcxd.com.vn/thong-tin-tai-chinh/>.



We commit that the disclosed information above is true and take full legal responsibility for its content.

Recipients:

- As stated above;
- Archived: Office, Legal Department.



Nguyễn Văn Đức



CDC CONSTRUCTION JOINT STOCK COMPANY

AUDITED FINANCIAL STATEMENTS

Quarter II, 2025

Hanoi, October 2025

CDC CONSTRUCTION JOINT STOCK COMPANY

BALANCE SHEET
As at September 30, 2025

FORM B01 - DN
Unit: VND

ASSETS	Codes	Notes	30/09/2025	01/04/2025
A - CURRENT ASSETS	100		2.115.225.764.503	1.895.197.292.109
I. Cash and cash equivalents	110	5	166.358.922.696	257.554.863.200
1. Cash	111		166.358.922.696	257.554.863.200
II. Short-term financial investments	120		58.000.000.000	53.000.000.000
3. Investments held to maturity	123	6	58.000.000.000	53.000.000.000
III. Short-term receivables	130		1.258.741.837.716	1.042.665.109.971
1. Short-term receivables from customers	131	8	921.454.385.417	930.896.095.948
2. Short-term advances to suppliers	132	9	295.447.334.387	109.378.667.097
6. Other receivables	136	10	43.299.742.554	3.849.971.568
7. Provision for doubtful debts	137	9	(1.459.624.642)	(1.459.624.642)
IV. Inventories	140	11	629.532.775.495	541.626.825.319
1. Inventories	141		629.532.775.495	541.626.825.319
V. Other current assetsc	150		2.592.228.596	350.493.619
1. Short-term prepaid expenses	151	12	1.239.652.909	298.938.871
2. Value added tax deductibles	152		1.352.406.229	51.554.748
3. Other receivables from State Budget	153		169.458	-
B - NON-CURRENT ASSETS	200		177.245.408.694	188.654.803.167
II. Fixed assets	220		75.665.444.677	76.481.562.288
1. Tangible fixed assets	221	14	67.360.879.267	68.136.996.876
- Cost	222		107.602.927.907	104.530.370.816
- Accumulated depreciation	223		(40.242.048.640)	(36.393.373.940)
3. Intangible fixed assets	227	13	8.304.565.410	8.344.565.412
- Cost	228		8.615.898.759	8.615.898.759
- Accumulated amortization	229		(311.333.349)	(271.333.347)
IV. Long-term assets in progress	240	0	280.500.000	280.500.000
2. Construction in progress	242		280.500.000	280.500.000
V. Long-term financial investments	250		91.500.000.000	96.500.000.000
2. Investments in associates	252	7	66.500.000.000	66.500.000.000
5. Investments held to maturity	255	6	25.000.000.000	30.000.000.000
VI. Other long-term assets	260		9.799.464.017	15.392.740.879
1. Long-term prepayments	261	12	9.799.464.017	15.392.740.879
TOTAL ASSETS	270		2.292.471.173.197	2.083.852.095.276

BALANCE SHEET (Continued)
As at 30 September 2025

FORM B01 - DN
Unit: VND

SOURCE OF CAPITAL	Codes	Notes	30/09/2025	01/04/2025
C - LIABILITIES	300		1.685.030.675.272	1.495.788.291.328
I. Current liabilities	310		1.621.326.631.083	1.435.954.678.228
1. Trade accounts payables	311	15	579.970.405.526	609.069.802.112
2. Short-term advance from customers	312	17	502.640.665.899	520.239.174.150
3. Taxes and amounts payable to State Budget	313	16	4.611.436.836	5.314.145.392
4. Payables to employees	314		8.168.394.896	5.617.534.942
5. Short-term accrued expenses	315	18	7.161.851.871	14.493.640.639
9. Other current payables	319	19	4.645.855.040	3.585.684.678
10. Short-term loans and obligations under finance leases	320	20	508.753.135.770	273.528.466.010
12. Bonus and welfare funds	322		5.374.885.245	4.106.230.305
II. Long-term Liabilities	330		63.704.044.189	59.833.613.100
1. Long-term trade payables	331	15	36.029.568.226	28.174.797.437
8. Long-term loans and obligations under finance leases	338	20	23.634.725.193	25.111.474.109
12. Long-term provisions	342	0	4.039.750.770	6.547.341.554
D - EQUITY	400		607.440.497.925	588.063.803.948
I. Owners' equity	410	21	607.440.497.925	588.063.803.948
1. Owners' contributed capital	411		402.500.000.000	402.500.000.000
- Ordinary shares with voting rights	411a		402.500.000.000	402.500.000.000
2. Share premium	412		18.041.760.000	18.041.760.000
8. Investment and development fund	418		3.583.256.830	2.737.486.870
11. Retained earnings	421		183.315.481.095	164.784.557.078
- Undistributed earnings accumulated to the prior year end	421a		162.670.132.178	122.496.059.075
- Undistributed earnings of the current year	421b		20.645.348.917	42.288.498.003
TOTAL RESOURCES	440		2.292.471.173.197	2.083.852.095.276

Hà Nội, 20 October 2025

Preparer



Nguyen Thi Hong Nhung

Chief Accountant



Nguyen Thi Thuy

General Director



Dang Thanh Trang

INCOME STATEMENT
Quarter II/2025

FORM B02 - DN
Unit: VND

ITEMS	Codes	Notes	Q II		Cumulative from the beginning of the year to the end of this quarter	
			This year	Last year	This year	Last year
1. Revenue from services rendered	01	22	585.172.312.610	431.927.289.665	1.143.816.386.926	971.760.833.511
2. Deductions	02		-	-	-	-
3. Net revenue from services rendered	10		585.172.312.610	431.927.289.665	1.143.816.386.926	971.760.833.511
4. Cost of services rendered	11	23	558.717.383.318	410.418.331.972	1.095.175.293.125	928.835.287.433
5. Gross profit from services rendered	20		26.454.929.292	21.508.957.693	48.641.093.801	42.925.546.078
6. Financial income	21	24	5.016.142.381	5.394.264.496	11.754.177.253	10.362.047.491
7. Financial expenses	22	25	5.949.360.618	4.641.736.079	10.357.988.295	8.494.687.145
- Of which: Loan interest charged	23		5.949.360.618	4.641.736.079	10.357.988.295	8.466.525.844
9. General and administration expenses	26	26	13.156.430.225	10.617.502.602	24.093.123.571	19.558.657.769
10. Operating profit	30		12.365.280.830	11.643.983.508	25.944.159.188	25.234.248.655
11. Other income	31	27	9.322.731	1	119.363.879	75.280.574
12. Other expenses	32	28	25.643.470	31.417.410	27.106.272	66.959.039
13. Profit from other activities	40		(16.320.739)	(31.417.409)	92.257.607	8.321.535
14. Accounting profit before tax	50		12.348.960.091	11.612.566.099	26.036.416.795	25.242.570.190
15. Current corporate income tax expense	51	30	2.564.707.018	2.417.666.093	5.391.067.878	5.236.282.005
16. Net profit after corporate income tax	60		9.784.253.073	9.194.900.006	20.645.348.917	20.006.288.185

Ha Noi, 20 October 2025

Preparer



Nguyen Thi Hong Nhung

Chief Accountant



Nguyen Thi Thuy

General Director



Dang Thanh Trang

CASH FLOW STATEMENT

(Indirect Method)

As at September 30, 2025

FORM B03 - DN

Unit: VND

ITEMS	Codes	Cumulative from the beginning of the year to the end of this quarter	
		This year	Last year
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	26.036.416.795	25.242.570.190
2. Adjustment for		2.593.892.451	3.663.931.536
- Depreciation and amortization of fixed assets	02	3.888.674.702	4.108.228.541
- Provisions	03	(2.507.590.784)	1.459.624.642
- (Gain)/Loss from investing activities	05	(9.145.179.762)	(10.370.447.491)
- Interest expenses	06	10.357.988.295	8.466.525.844
3. Operating profit before movements in working capital	08	28.630.309.246	28.906.501.726
- Increase/decrease in receivables	09	(179.332.886.355)	(366.294.174.366)
- Increase/decrease in inventory	10	(87.905.950.176)	(17.996.601.414)
- Increase/decrease in payables (exclude interest expenses, CIT)	11	(43.343.089.790)	216.455.019.452
- Increase/decrease in prepayments and others	12	4.652.562.824	4.037.914.758
- Interest paid	14	(10.204.162.361)	(8.434.883.879)
- Corporate income tax paid	15	(5.924.005.078)	(5.169.123.227)
Net cash from operating activities	20	(293.427.221.690)	(148.495.346.950)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition of fixed assets and other long-term assets	21	(40.553.957.091)	(381.322.565)
2. Proceeds from disposals of fixed assets and other long-term assets	22	-	8.400.000
3. Cash outflow for lending, buying debt intrusments of other entities	23	(5.000.000.000)	(104.953.678.631)
4. Cash recoverd from lending, selling debt intrusments of other entities	24	5.000.000.000	150.003.465.283
7. Interest earned, dividend and profit received	27	9.037.317.433	12.586.682.742
Net cash from investing activities	30	(31.516.639.658)	57.263.546.829
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from issuing stocks, receiving capital from owners	31	-	70.875.000.000
3. Proceeds from borrowings	33	684.856.996.629	508.684.573.372
4. Repayments of borrowings	34	(451.109.075.785)	(419.968.163.266)
Net cash from financing activities	40	233.747.920.844	159.591.410.106
Net decrease in cash during the period	50	(91.195.940.504)	68.359.609.985
Cash and cash equivalents at the beginning of the period	60	257.554.863.200	97.187.948.664
Cash and cash equivalents at the end of the period	70	166.358.922.696	165.547.558.650

Preparer



Nguyen Thi Hong Nhung

Chief Accountant



Nguyen Thi Thuy

Ha Noi, 20 October 2025

General Director



Dang Thanh Trang

1. GENERAL INFORMATION**1.1. Structure of ownership**

CDC Construction Joint Stock Company (previously known as Hanoi Construction Design Consultancy and Supervision Joint Stock Company, renamed on 15 March 2017) operates under the Business Registration Certificate No. 0105283073 issued by the Hanoi Department of Planning and Investment, initially granted on 27 April 2011, and amended for the 16th time on 12 June 2024.

Charter Capital: 402,500,000,000 VND, equivalent to 42,500,000 shares with a par value of VND 10,000 per share.

The Company's shares are officially traded on the Ho Chi Minh City Stock Exchange (HOSE) from 21 April 2025 with the stock code as CCC according to Decision No. 145/QĐ-SGDHCM dated 20 March 2025.

Total employees of the Company as at 30 September 2025 was 386 (at 30 September 2024 was 286).

The Company's head office is located at LK 18-24, Galaxy 8, Van Phuc Urban Area, 69 To Huu Street, Ha Dong Ward, Hanoi City, Viet Nam.

On September 19, 2025, the company opened an additional Southern branch: CDC Construction Joint Stock Company – Southern Branch

1.2. Operating industry and principal activities

- Construction of various types of buildings;
- Construction of other civil engineering works;
- Leasing machinery, equipment, and other tangible assets;
- Wholesale of construction materials and other installation equipment;
- Architectural activities and related technical consulting.

1.3. Normal production and business cycle

The Company's normal course of business cycle is no more than 12 months.

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

The Company's fiscal year begins on 1 April and ends on 31 March of the next year.

The currency unit used in accounting period is Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

The financial statements are expressed in Vietnamese Dong (VND) and prepared under the accounting principles in conformity with the Vietnamese corporate accounting system issued in pursuance of Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 of Ministry of Finance, Vietnamese Accounting Standards, and the relevant statutory requirements applicable to financial reporting.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these financial statements, are as follows:

4.1. Basis of preparation of financial statements

The financial statements are prepared on the accrual basis (except for the information related to cash flows), under historical cost principle, based on the assumption of going concern.

4.2. Estimates

The preparation of financial statements in conformity with Vietnamese accounting standards, the Vietnamese corporate accounting system, and the relevant statutory requirements applicable to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. The actual number incurred may differ from the estimates and assumptions.

4.3. Cash and cash equivalent

Cash reflects the full existing amount of the Company at the end of the accounting period, comprising cash on hand, demand deposits and cash in transit.

Cash equivalents include short-term investments with maturity less than 03 months since the date of investment, which can be converted easily into a certain amount of cash without any risk in conversion into cash at the reporting date and recorded following Vietnamese Accounting Standard No. 24 - Cash flow statement.

4.4. Held to maturity investment***Investments held to maturity***

Reflecting the investments that the Company has intention and ability to hold to maturity with remaining maturity not exceeding 12 months (short-term) and more than 12 months (long-term) from the reporting date (except trading securities), including time deposits (including treasury bills, promissory notes), bonds, commercial papers, preference stocks which the issuer is obliged to buy at a certain time in the future, held-to-maturity loans for the purpose of collecting periodic interest, other kinds of debt securities (e.g. investment in buying bad debts, etc.) and other held-to-maturity investments, not including those already presented in the items such as "cash equivalents", "receivables from short-term borrowings" and "receivables from long-term borrowings".

Held-to-maturity investments are initially recognized at cost, including purchase price and expenses related to the purchase of investments such as brokerage fees, transaction, advisory, tax fees and bank charges ... After initial recognition, these investments are recorded at recoverable value.

Interest incurred after the date of purchase of held-to-maturity investments, profit upon disposals or sale of held-to-maturity investments are recorded in financial income. Interest received before the investment date is deducted from the cost at the date of purchase.

The Company bases on the remaining term from the reporting date to classify held-to-maturity investments as long-term or short-term.

When having strong evidence indicating part or all of the investments may not be recoverable and the losses can be measured reliably, these losses are recorded in financial expenses in the year and reduced directly to the value of the investments. Provision for held-to-maturity investments is similar to receivables unlikely to recover, is made similarly to bad debts according to note No. 4.5.

Investment in associates

This reflects investments in which the Company holds directly or indirectly from 20% to less than 50% of the voting rights of the investee (associate company) without other contractual agreements.

An associate is an entity over which the Company has significant influence but does not have control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control over those policies.

Equity investments in other entities are initially recognized at cost, which includes the purchase price or capital contribution plus any directly attributable investment costs (if any), such as brokerage, transaction, consulting, audit fees, levies, taxes, and bank charges, etc. In the case of investments made using non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the time of the transaction.

Dividends and profits from periods prior to the acquisition of the investment are accounted for as a reduction in the carrying amount of the investment. Dividends and profits from periods after the acquisition date are recognized as financial income at their fair value on the date the right to receive them arises. In the case of stock dividends, the Company only discloses the increase in the number of shares in the notes to the financial statements and does not recognize an increase in the value of the investment or financial income.

Provision for impairment losses on investments in joint ventures and associates is the excess of the original cost over the Company's ownership proportion in the actual equity of the investee, recognized in accordance with the prevailing enterprise accounting system.

4.5. Receivables and provision for doubtful debts

Receivables are monitored detailed under the original terms, remaining terms at the reporting date, the receivable objects, receivable foreign currencies and other factors for the Company's management purpose. The classification of receivables comprised of trade receivables, and other receivables shall comply with the principles:

- Trade receivables include commercial receivables incurred from purchase-sale transactions, including receivables from sale of exported goods under the trust for other entities;
- Other receivables include non-commercial or non-trading receivables, including: receivables from loan interests, deposit interests, amount paid on behalf of another party; receivables which the export trustor must collect from the trustee; receivables from penalties, compensation; advances; pledges, collaterals, deposits, assets lending...

The company bases on the remaining term at the reporting date receivables to classify as long-term or short-term.

Receivables are recognized at no more than their recoverable value. Provision for doubtful debts is made in accordance with the prevailing enterprise accounting system.

4.6. Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises purchase price, processing cost and other direct attributable expenses that have been incurred in bringing the inventories to their present location and condition. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution. Inventories are determined using the weighted average method.

Work in progress includes costs for construction activities that have not been completed and accepted for payment at the end of the fiscal year. The value of work in progress is determined corresponding to the cost of direct materials; direct labor costs; costs of using construction machinery; general production costs and subcontracting costs incurred but not yet accepted by the investor.

The provision for the devaluation of inventories is the excess of the inventories' cost over their net realizable value at the accounting year end and made in accordance with prevailing corporate accounting system.

4.7. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. Tangible fixed assets are recognized under the historical cost.

The costs of tangible fixed assets arising from purchases and self-constructions comprise all costs of bringing the tangible fixed assets to their working condition for their intended use. Fixed assets that are formed as part of an investment project through bidding or self-construction and production are represented by the final settlement price of the completed construction works according to current investment and construction management regulations, plus other directly related costs and registration fees (if any). In cases where a project has been completed and put into use but the final settlement has not been approved, the cost of the fixed asset is recorded at a provisional cost based on the actual

expenses incurred to obtain the fixed asset. The provisional cost will be adjusted according to the final settlement approved by the competent authorities.

Costs incurred after initial recognition are recorded as increase in the historical cost of assets if they actually improve the current status in comparison with the initial standard status of that assets.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives in accordance with Circular No. 45/2013/TT-BTC dated 25/04/2013 of the Ministry of Finance. The estimated useful lives are as follows:

	Years
Buildings and structures	25
Machinery and equipment	03 - 08
Transportation vehicles	05 - 09
Management device	03 - 05
Others	03 - 05

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between proceed from sales or disposals of assets and their residual values and is recognized in the income statement.

4.8. Intangible assets and amortisation

Intangible fixed assets are presented at cost less accumulated amortization, reflecting the value of computer software and the value of long-term land use rights. Computer software is initially recognized at purchase cost and is amortized on a straight-line basis over 5 years. The Company does not record amortization for long-term land use rights.

4.9. Construction in progress

The construction in progress is recorded at cost, including expenses directly related to (including borrowing costs by the Company's accounting policy) properties in the course of construction for production, equipment installed for the purpose of manufacturing, rental and management as well as related expenses to repairs of fixed assets. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

4.10. Prepaid expenses

Prepaid expenses include costs for tools and equipment used, repair costs for fixed assets, and other prepaid expenses serving the production and business activities over multiple accounting periods. Specifically:

- The value of tools and equipment used is allocated on a straight-line basis over a period of no more than 3 years (long-term) and no more than 1 year (short-term);
- Costs for improving and repairing fixed assets are allocated to the profit or loss account on a straight-line basis over a period not exceeding 3 years.

The Company classifies prepaid expenses as either short-term or long-term based on the duration specified in the contract or the allocation period of each type of cost and does not reclassify at the reporting date.

4.11. Payables

The payables are monitored detailed under the original terms, the remaining terms at the reporting date, the payable objects, type of payables denominated in foreign currency and other factors according to the Company's management purpose. The classification of payables such as trade payables, other payables must be implemented the following principles:

- Trade payables include commercial payables incurred from purchase-sale transactions, including payables when imported goods under the trust;

- Other payables include non-commercial or non-trading payables, including: payables for loan interest, dividend and earning payables; payables for financial investments; amount paid for the third party; amount which the truster receives from relevant parties to pay under the entrusted import-export transactions; asset borrowings; payables for penalties, compensation; surplus assets without reason; payables for social insurance, medical insurance, unemployment insurance, trade union; collaterals, deposits received, etc.

The company bases on the remaining terms of payables at the reporting date to classify as long-term or short-term.

The payables are recorded not less than the payment obligations. In the case of there is evidence that a loss likely occurs, the Company recognizes immediately a payable under the prudent principle.

4.12. Accrued Expenses

Accrued expenses are amounts owed for goods and services received from sellers or provided by buyers within the year but not yet paid, as well as other costs such as interest expenses payable, which are recognized as production and business expenses in the year incurred.

Recognition of accrued expenses as part of production and business expenses is carried out according to the principle of matching revenues with expenses incurred within the year. The accrued expenses will be settled against actual incurred costs. The difference between the estimated amounts and actual expenses is recognized as an addition or reversal in the Statement of Profit or Loss.

4.13. Provisions

Provisions are recognized only when all of the following conditions are met:

- The Company has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of economic benefits will be required to settle the obligation; and
- A reliable estimate can be made of the amount of the obligation.

Provisions are recognized based on the best estimate of the expenditure required to settle the present obligation as of the end of the reporting period.

4.14. Loans and finance lease liabilities

The loans and finance lease liabilities are monitored detailed for each loan object, loan agreement, and loan asset; for the term of loan and finance lease liabilities and type of foreign currency (if any). The loans and finance lease liabilities with the remaining term more than 12 months from the reporting date are presented as long-term loans and finance lease liabilities. The due loans and finance lease liabilities within the next 12 months from the reporting date are presented as short-term loans and finance lease liabilities.

4.15. Borrowing costs

Borrowing costs include interests and other costs incurred directly related to the loans.

Borrowing cost is charged to operating expenses during the period when incurred, except for borrowing costs directly attributable to the construction or production of qualifying assets with appropriate time (more than 12 months) to put into use for the intended purposes or sales, which recorded in the value of capitalized assets whether it is subject to the fulfillment of certain conditions of Vietnamese Accounting Standard No. 16 - Borrowing cost. Borrowing costs directly attributable to the construction of fixed assets, investment properties can be capitalized even though the construction is less than 12 months.

4.16. Revenue recognition

Revenue from the sale of goods shall be recognized if it simultaneously meets the following conditions:

- (a) The Company has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- (b) The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- (c) revenue has been determined with relative certainty. When contracts define that buyers are entitled to return products, goods purchased under specific conditions, the Company shall only record turnovers if such specific conditions no longer exist and buyers are not entitled to return products, goods (unless the customer is entitled to return the goods under the form of exchange for other goods or services);
- (d) The Company has gained or will gain economic benefits from the good sale transaction; and
- (e) It is possible to determine the costs related to the goods sale transaction.

Revenue recognition from services rendered if simultaneously satisfying the following conditions:

- (a) Revenue is measured reliably. When the contracts define that the customers are entitled to return service purchased under specific conditions, the Company shall only record revenue if such specific conditions do not exist and the customers are not entitled to return services provided;
- (b) The Company received or will receive economic benefits from the sale transactions;
- (c) The completed work is determined at the reporting date; and
- (d) Incurred costs for the transaction and the costs to complete the transaction of providing such services is determined.

Construction Contracts

Construction contracts stipulate that the contractor is to be paid based on the value of the completed work. When the results of the construction contract can be reliably determined and are confirmed by the customer, both the revenue and costs related to the contract are recognized according to the portion of work completed and confirmed by the customer during the period reflected on the issued invoice.

When the results of the construction contract cannot be reliably estimated, then:

- Revenue is recognized equivalent to the costs incurred for the contract that are relatively certain to be recovered;
- The costs of the contract are recognized as expenses when incurred.

The difference between the total recognized cumulative revenue of the construction contract and the cumulative amounts billed according to the planned progress of the contract is recognized as receivable or payable according to the planned progress of the construction contracts.

Revenue from financial activities includes: comprises deposit interest, profit from bond investment, profit from financial investment cooperation contract, discounted payments, gains from foreign exchange differences and others (if any).

Interest on deposits is recognized on an accrual basis, determined based on the balances of deposit accounts, and applied interest rates as notified by the bank.

Other income reflects income arising from the events or separate transactions with normal business operations of the Company, besides the above revenue.

4.17. Taxation

Corporate income tax represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable

or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on differences between the carrying amounts of assets and liabilities and its tax base in the financial statements and is recognized using the balance sheet method. Deferred tax liability should be recognized for all taxable temporary differences, and deferred tax asset shall be recognized when it is probable that taxable profit will be available against so that temporary differences are deductible.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realized. Deferred tax is recognized in the income statement, and recognized in the equity only when it relates to items charged or credited directly to equity.

Deferred tax assets and liabilities are offset when the company has a legally enforceable right to set off current tax assets against current tax liabilities, and when the deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the taxes borne by the Corporation is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

4.18. Financial Instruments

Initial Recognition

Financial Assets

According to Circular No. 210/2009/TT-BTC dated November 6, 2009, issued by the Ministry of Finance, financial assets are classified appropriately for disclosure in the financial statements, including financial assets recognized at fair value through profit or loss, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The Company determines the classification of these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are determined at cost plus any directly attributable transaction costs related to the purchase of the financial asset. The Company's financial assets include cash and cash equivalents, trading securities, held-to-maturity investments, accounts receivable, loans receivable, and other receivables.

Financial Liabilities

According to Circular No. 210/2009/TT-BTC dated November 6, 2009, issued by the Ministry of Finance, financial liabilities are classified appropriately for disclosure in the financial statements, including financial liabilities recognized at fair value through profit or loss and financial liabilities determined at amortized cost. The Company determines the classification of these financial liabilities at the time of initial recognition.

At the time of initial recognition, financial liabilities are determined at cost plus any directly attributable transaction costs related to the issuance of that financial liability. The Company's financial liabilities include accounts payable, accrued expenses, other payables, loans, and finance leases.

Subsequent Measurement

The value of financial instruments after initial recognition is reflected at fair value. If there are no regulations on re-evaluating the fair value of financial instruments, they are presented at their carrying amounts.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset, and the net value is presented on the balance sheet only if the Company has the legal right to offset the recognized amounts and intends to settle on a net basis, or to realize the asset and settle the liability simultaneously.

The Company has not presented disclosures related to financial instruments at the end of the accounting period, as Circular No. 210 and current regulations do not provide specific guidance on determining the fair value of financial assets and financial liabilities.

4.19. Related parties

The parties are regarded as related parties of the Company if they have the ability to control or exercise significant influence over the Company in making financial and operating. The Company's related parties include:

- Enterprises that directly or indirectly control the Company or are controlled by the Company, or are under common control with the Company, including parent companies, subsidiaries, and associated companies;
- Individuals who directly or indirectly have voting rights at the Company and exert significant influence over the Company, including key management personnel of the Company and close family members of these individuals;
- Enterprises that are controlled directly or indirectly by the individuals mentioned above, who hold a significant portion of voting rights or exert significant influence over these enterprises.

In reviewing each relationship of related parties for the preparation and presentation of financial statements, the Company focuses on the nature of the relationship rather than the legal form of those relationships.

5. CASH AND CASH EQUIVALENTS

	30/09/2025	01/04/2025
	VND	VND
Cash on hand	3.718.733.601	2.484.584.563
Cash at bank	162.640.189.095	255.070.278.637
Total	166.358.922.696	257.554.863.200

6. FINANCIAL INVESTMENTS

	30/09/2025	01/04/2025
	VND	VND
Short-term	58.000.000.000	53.000.000.000
Deposit	58.000.000.000	53.000.000.000
Bond	-	-
Long-term	25.000.000.000	30.000.000.000
Bond	25.000.000.000	30.000.000.000
Total	83.000.000.000	83.000.000.000

7. INVESTMENTS IN ASSOCIATES

CDC CONSTRUCTION JOINT STOCK COMPANY
NOTES TO THE FINANCIAL STATEMENTS
FORM B09 - DN
These notes are an integral part of and should be read in conjunction with the accompanying financial statements

	30/09/2025		01/04/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
	66.500.000.000		66.500.000.000	
CDCLeasing Investment JSC (renamed to SIL Leasing Joint Stock Company)	66.500.000.000		66.500.000.000	
Total	66.500.000.000	-	66.500.000.000	-

The Company contributed capital to CDCLeasing Investment Joint Stock Company (renamed to SIL Leasing Joint Stock Company) with the amount of VND 66,500,000,000, equivalent to 6,650,000 shares, representing 25% of the charter capital of this company. CDCLeasing Investment Joint Stock Company was established on 15 November 2024, and operates in the fields of real estate business, warehouse, factory, and office leasing.

8. SHORT-TERM RECEIVABLES FROM CUSTOMERS

	30/09/2025	01/04/2025
	VND	VND
Xuan Thuy Trade and Services JSC	60.315.675.110	123.156.462.599
Military Petrochemical JSC	122.728.449.129	122.728.449.129
Dong Do Peninsula Da Nang Limited Liability Company (Receive the project transfer from Dong Do Group JSC)	75.872.632.248	119.820.415.443
A&T Binh Duong Urban Development Investment JSC	109.395.306.096	97.808.532.613
Quang Trung Group JSC	65.663.496.335	83.119.337.093
Century Real Estate Investment And Development JSC	23.345.088.885	43.345.088.885
BIDGROUP JSC	15.745.180.804	18.628.525.290
CGM Investment and Construction JSC	5.626.181.601	16.525.335.586
Xuan Loc Tho Limited Liability Company	50.674.556.191	55.681.858.727
Others	392.087.819.018	250.082.090.583
Total	921.454.385.417	930.896.095.948

9. SHORT-TERM ADVANCES TO SUPPLIERS

	30/09/2025	01/04/2025
	VND	VND
CDC Mechanic and Electric JSC	29.264.538.982	29.339.294.709
Hanoi Viethouse Construction JSC	35.036.308.035	10.556.184.620
Tin Phuc Viet Nam JSC	11.072.335.830	10.494.276.664
Thang Long Elevator Equipment Group Co., Ltd.	15.229.314.500	-
Mr Nguyen Ba Tu	45.937.000.000	-
Others	158.907.837.040	58.988.911.104
Total	295.447.334.387	109.378.667.097

*In which: Advances to related parties
(Details in Note 32)*

29.264.538.982 29.339.294.709

10. OTHER RECEIVABLES

	30/09/2025		01/04/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Advances	897.511.610	-	1.388.740.624	-
Deposit	2.850.153.080	-	100.000.000	-
Other receivables, among them:	39.552.077.864	-	2.361.230.944	-
Accrued interest receivables	2.177.608.220	-	2.069.745.891	-
Others	37.374.469.644	-	291.485.053	-
Total	43.299.742.554	-	3.849.971.568	-

11. INVENTORIES

	30/09/2025		01/04/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Raw materials	3.228.144.755	-	1.711.281.165	-
Work in process	599.188.037.452	-	492.886.013.851	-
Merchandises	27.116.593.288	-	47.029.530.303	-
Total	629.532.775.495	-	541.626.825.319	-

12. PREPAID EXPENSES

	30/09/2025	01/04/2025
	VND	VND
a. Short-term		
Tools and supplies	72.422.877	97.551.390
Others	1.167.230.032	201.387.481
Total	1.239.652.909	298.938.871
b. Long-term		
Tools and supplies	7.607.122.693	12.620.162.301
Cost of repairing	2.139.346.549	2.713.323.037
Others	52.994.775	59.255.541
Total	9.799.464.017	15.392.740.879

13. INTANGIBLE FIXED ASSETS

	Land use rights	Computer softwares	Total
	VND	VND	VND
Cost			
As at 01/04/2025	8.215.898.759	400.000.000	8.615.898.759
- Purchasing			-
As at 30/09/2025	8.215.898.759	400.000.000	8.615.898.759
Accumulated Depreciation			
As at 01/04/2025	-	271.333.347	271.333.347
- Depreciation	-	40.000.002	40.000.002
As at 30/09/2025	-	311.333.349	311.333.349
Net book Value			
As at 01/04/2025	8.215.898.759	128.666.653	8.344.565.412
As at 30/09/2025	8.215.898.759	88.666.651	8.304.565.410

CDC CONSTRUCTION JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

FORM B09 - DN

14. TANGIBLE FIXED ASSETS

	Buildings and Structures	Machinery and Equipments	Transportation Vehicles	Management device	Others	Total
	VND	VND	VND	VND	VND	VND
Cost						
As at 01/04/2025	58.051.420.524	18.691.363.635	26.171.269.636	828.317.021	788.000.000	104.530.370.816
- Purchasing	-	720.000.000	1.869.057.091	260.000.000	223.500.000	3.072.557.091
- Liquidation, disposal						-
- Different reduction						-
As at 30/09/2025	58.051.420.524	19.411.363.635	28.040.326.727	1.088.317.021	1.011.500.000	107.602.927.907
Accumulated Depreciation						
As at 01/04/2025	6.975.433.657	13.192.392.806	15.309.247.531	675.840.544	240.459.402	36.393.373.940
- Depreciation	1.160.153.424	657.806.694	1.845.730.088	43.358.840	141.625.654	3.848.674.700
- Liquidation, disposal						-
- Different reduction						-
As at 30/09/2025	8.135.587.081	13.850.199.500	17.154.977.619	719.199.384	382.085.056	40.242.048.640
Net book Value						
As at 01/04/2025	51.075.986.867	5.498.970.829	10.862.022.105	152.476.477	547.540.598	68.136.996.876
As at 30/09/2025	49.915.833.443	5.561.164.135	10.885.349.108	369.117.637	629.414.944	67.360.879.267

CDC CONSTRUCTION JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

FORM B09 - DN

15. TRADE ACCOUNTS PAYABLE

	30/09/2025		01/04/2025	
	Value	Repayment capability	Value	Repayment capability amount
	VND	VND	VND	VND
a. Short-term trade accounts payable	602.709.345.485	602.709.345.485	609.069.802.112	609.069.802.112
b. Long-term trade accounts payable	13.290.628.267	13.290.628.267	28.174.797.437	28.174.797.437
Total	615.999.973.752	615.999.973.752	637.244.599.549	637.244.599.549
In which:				
- Short-term trade payable for related parties	13.602.453.009	13.602.453.009	29.739.164.743	29.739.164.743
- Long-term trade payable for related parties (Details in Note 32)	3.268.570.001	3.268.570.001	928.201.817	928.201.817

16. TAXES AND AMOUNTS PAYABLE TO STATE BUDGET

	01/04/2025		30/09/2025	
	Receivable	Payable	Receivable	Payable
	VND	VND	VND	VND
Value added tax	-	265.903.728	169.458	-
Corporate income tax	-	4.924.005.078	-	4.391.067.878
Personal income tax	-	124.236.586	-	220.368.958
Others	-	-	-	-
Total	-	5.314.145.392	169.458	4.611.436.836

17. ADVANCE FROM CUSTOMERS

	<u>30/09/2025</u>	<u>01/04/2025</u>
	<u>VND</u>	<u>VND</u>
Xuan Loc Tho Co.,Ltd	22.018.364.760	16.969.903.442
A&T Binh Duong Urban Development Investment JSC	100.218.907.937	136.585.006.009
Dong Da Investment and Development JSC	100.933.975.848	68.359.807.333
Thang Long Construction And Investment Development JSC	104.964.992.607	153.053.992.926
Thanh Xuan JSC	35.145.589.152	36.799.985.047
An Hung Urban Investment JSC	38.801.357.545	6.813.278.278
Phenikaa University	15.039.743.561	26.380.455.658
Others	85.517.734.489	75.276.745.457
Total	<u>502.640.665.899</u>	<u>520.239.174.150</u>

18. SHORT-TERM ACCRUED EXPENSES

	<u>30/09/2025</u>	<u>01/04/2025</u>
	<u>VND</u>	<u>VND</u>
Accrued interest	528.450.616	374.624.682
Construction project accrued expense	6.365.713.440	13.744.132.983
Others	267.687.815	374.882.974
Total	<u>7.161.851.871</u>	<u>14.493.640.639</u>

19. OTHER PAYABLES

	<u>30/09/2025</u>	<u>01/04/2025</u>
	<u>VND</u>	<u>VND</u>
- Trade union	1.064.407.119	950.472.119
- Insurance	1.259.101.295	554.054.797
- Dividends payable	1.690.000.000	1.690.000.000
- Others	632.346.626	391.157.762
Total	<u>4.645.855.040</u>	<u>3.585.684.678</u>

*In which: Other payables to related parties
(Details in Note 32)*

1.690.000.000 1.690.000.000

CDC CONSTRUCTION JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

FORM B09 - DN

20. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	01/04/2025		During the year		30/09/2025	
	Value	Repayment capability	Increase	Decrease	Value	Repayment capability
	VND	VND	VND	VND	VND	VND
a. Short-term loans						
- Short-term loans						
Military Commercial Joint Stock Bank - Dien Bien Phu	268.970.334.866	268.970.334.866	319.887.325.627	304.357.019.237	284.500.641.256	284.500.641.256
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh Branch	132.102.319.453	132.102.319.453	182.208.122.504	97.316.445.407	216.993.996.550	216.993.996.550
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch	51.478.391.471	51.478.391.471	73.392.774.287	84.194.332.872	40.676.832.886	40.676.832.886
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ha Thanh Branch	70.689.623.942	70.689.623.942	45.585.357.433	108.146.240.958	8.128.740.417	8.128.740.417
Personal loans	14.700.000.000	14.700.000.000	18.701.071.403	-	18.701.071.403	18.701.071.403
- Long-term debt due for payment						
Shinhan Bank Vietnam Limited - Ha Noi Branch	4.558.131.144	4.558.131.144	1.139.532.787	1.139.532.787	4.558.131.144	4.558.131.144
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh Branch	1.158.131.144	1.158.131.144	289.532.787	289.532.787	1.158.131.144	1.158.131.144
Total	3.400.000.000	3.400.000.000	850.000.000	850.000.000	3.400.000.000	3.400.000.000
	273.528.466.010	273.528.466.010	321.026.858.414	305.496.552.024	289.058.772.400	289.058.772.400
b. Long-term loans						
- Long-term loans						
Shinhan Bank Vietnam Limited - Ha Noi Branch	25.111.474.109	25.111.474.109	-	1.139.532.787	23.971.941.322	23.971.941.322
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh Branch	3.283.254.109	3.283.254.109	-	289.532.787	2.993.721.322	2.993.721.322
Total	21.828.220.000	21.828.220.000	-	850.000.000	20.978.220.000	20.978.220.000
	25.111.474.109	25.111.474.109	-	1.139.532.787	23.971.941.322	23.971.941.322

*Short-term loans for related parties
(Details in Note 32)*

CDC CONSTRUCTION JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

FORM B09 - DN

21. OWNERS' EQUITY

	Owner's equity	Share premium	Treasury stock	Investment and development fund	Undistributed earnings	Total
	VND	VND	VND	VND	VND	VND
Last year						
As at 01/04/2024	350.000.000.000	-	-	2.158.376.884	131.993.834.040	484.152.210.924
Increase capital in the previous year	52.500.000.000	18.375.000.000	-	-	-	70.875.000.000
Cost of issuing shares		(333.240.000)				(333.240.000)
Profit/(Loss) from the previous year	-	-	-	-	20.006.288.185	20.006.288.185
Profit distribution	-	-	-	579.109.986	(1.447.774.965)	(868.664.979)
As at 30/09/2024	402.500.000.000	18.041.760.000	-	2.737.486.870	150.552.347.260	573.831.594.130
This year						
As at 01/04/2025	402.500.000.000	18.041.760.000	-	2.737.486.870	164.784.557.078	588.063.803.948
Profit/(Loss) for this year	-	-	-	-	20.645.348.917	20.645.348.917
Profit distribution	-	-	-	845.769.960	(2.114.424.900)	(1.268.654.940)
As at 30/09/2025	402.500.000.000	18.041.760.000	-	3.583.256.830	183.315.481.095	607.440.497.925

CDC CONSTRUCTION JOINT STOCK COMPANY
NOTES TO THE FINANCIAL STATEMENTS
FORM B09 - DN
These notes are an integral part of and should be read in conjunction with the accompanying financial statements
Owner's equity details:

	30/09/2025	Tỷ lệ	01/04/2025	Tỷ lệ
	VND	%	VND	%
Mr. Nguyen Tien Dat	96.430.000.000	23,96%	96.430.000.000	23,96%
CDC Holding Joint Stock Company	75.000.000.000	18,63%	75.000.000.000	18,63%
Mr. Le Hong Linh	32.200.000.000	8,00%	32.200.000.000	8,00%
Mr. Ngo Tan Long	32.200.000.000	8,00%	32.200.000.000	8,00%
Mr. Tran Van Truong	32.200.000.000	8,00%	32.200.000.000	8,00%
Mrs. Dang Thanh Trang	32.200.000.000	8,00%	32.200.000.000	8,00%
Mr. Le Van Quang	17.500.000.000	4,35%	17.500.000.000	4,35%
Others	84.770.000.000	21,06%	84.770.000.000	21,06%
Total	402.500.000.000	100,00%	402.500.000.000	100,00%

Capital transactions with owners and distribution of dividends and profits:

	From 01/04/2025 to 30/09/2025	From 01/04/2024 to 30/09/2024
	VND	VND
Owner's equity		
- Opening balance	402.500.000.000	350.000.000.000
- Increase during the period	-	52.500.000.000
- Closing balance	402.500.000.000	402.500.000.000

Shares:

	30/09/2025	01/04/2025
	VND	VND
Authorised shares	40.250.000	40.250.000
The number of shares issued and fully contributed.	40.250.000	40.250.000
- Common shares	40.250.000	40.250.000
Outstanding shares	40.250.000	40.250.000
- Common shares	40.250.000	40.250.000
Par value of an outstanding share (VND/share)	10.000	10.000

22. REVENUE

	Q II/2025	Q II/2024
	VND	VND
Revenue from goods sold	74.833.023.207	68.624.243.288
Revenue from construction	508.543.369.403	361.975.126.377
Revenue from service rendered	1.795.920.000	1.327.920.000
Total	585.172.312.610	431.927.289.665

23. COST OF SALES

	Q II/2025	Q II/2024
	VND	VND
Cost of merchandise sold	73.410.067.456	67.811.763.910
Cost of construction	484.971.377.763	342.127.436.266
Cost of service rendered	335.938.099	479.131.796
Total	558.717.383.318	410.418.331.972

24. FINANCIAL INCOME

CDC CONSTRUCTION JOINT STOCK COMPANY
NOTES TO THE FINANCIAL STATEMENTS
FORM B09 - DN
These notes are an integral part of and should be read in conjunction with the accompanying financial statements

	Q II/2025	Q II/2024
	VND	VND
Bank interest, bond interest	4.656.523.107	5.394.264.496
Interest income from late payments under the contract	359.619.274	-
Total	5.016.142.381	5.394.264.496
25. FINANCIAL EXPENSES		
	Q II/2025	Q II/2024
	VND	VND
Interest expense	5.949.360.618	4.641.736.079
Total	5.949.360.618	4.641.736.079
26. ADMINISTRATIVE EXPENSES		
	Q II/2025	Q II/2024
	VND	VND
Material and tools	364.274.360	171.892.614
Labor cost	7.771.741.930	5.795.425.195
Depreciation expense	1.562.434.447	1.542.116.166
Taxes, fees, and charges	1.288.871	1.519.497
Outsourced expense	2.253.691.881	1.268.556.472
Others	1.202.998.736	378.368.016
Chi phí dự phòng		1.459.624.642
Total	13.156.430.225	10.617.502.602
27. OTHER INCOME		
	Q II/2025	Q II/2024
	VND	VND
Others	9.322.731	1
Total	9.322.731	1
28. OTHER EXPENSES		
	Q II/2025	Q II/2024
	VND	VND
Fines, late payment	25.164.499	31.416.766
Others	478.971	644
Total	25.643.470	31.417.410
29. PRODUCTION AND OPERATING COSTS BY NATURE		
	Q II/2025	Q II/2024
	VND	VND
Material and consumables cost	136.629.832.340	265.022.001.309
Labor cost	25.761.347.223	16.299.141.083
Depreciation expense	1.966.008.739	4.140.458.575
Taxes, fees, and charges	1.288.871	1.519.497
Outsourced expense	373.512.492.518	70.514.531.324
Others	5.534.533.628	1.757.982.975
Chi phí dự phòng	-	1.459.624.642
Total	543.405.503.319	376.176.466.161

CDC CONSTRUCTION JOINT STOCK COMPANY**NOTES TO THE FINANCIAL STATEMENTS**

FORM B09 - DN

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

30. CORPORATE INCOME TAX EXPENSE

	<u>Q II/2025</u>	<u>Q II/2024</u>
	VND	VND
Accounting profit before CIT	12,348,960,091	11,612,566,099
Adjustment items	474,574,999	475,764,364
- Costs are not deductible	25,164,499	31,416,766
- Depreciation exceeds regulations this quarter	449,410,500	444,347,598
Taxable income	12,823,535,090	12,088,330,463
Total current corporate income tax expenses	2,564,707,018	2,417,666,093

31. EARNING PER SHARE

	<u>Q II/2025</u>	<u>Q II/2024</u>
	VND	VND
Profit allocated to holders of ordinary shares	9,784,253,073	9,194,900,006
Adjustment items:	(1,268,654,940)	(868,664,979)
- Reward, welfare fund and Executive Board reward fund	(1,268,654,940)	(868,664,979)
Profit used to calculate basic earning per share	8,515,598,133	8,326,235,027
Weighted average number of common shares during the year	40,250,000	42,190,217
Earning per share	212	197

32. RELATED PARTY TRANSACTIONS AND BALANCES

Beside members of the Board of Directors and the Management, the Company has the following related parties:

<u>Related parties</u>	<u>Relationship</u>
CDC Holding Joint Stock Company	Major shareholder with shared members on the Board of Directors
Mr. Nguyen Tien Dat	Major shareholder
CDCLeasing Investment Joint Stock Company (renamed to SIL Leasing Joint Stock Company)	Association company
CDC Mechanic and Electric Joint Stock Company	Mr. Tran Van Truong is the Chairman of the Board of Directors of this company
CDC Nha Trang Investment Joint Stock Company	Having the same members of the Board of Directors
CDC Real Estate Investment Joint Stock Company	Mr. Ngo Tan Long is the Chairman of the Board of Directors of this company
HTI Investment and Trading Limited Company	No longer a related party as of September 26, 2024
Binh Thuan Plastic Group Joint Stock Company	No longer a related party as of September 26, 2024

In addition to transactions and balances with related parties presented in other notes to the financial statement, during the year the Company also had transactions with the related parties as follows:

CDC CONSTRUCTION JOINT STOCK COMPANY
NOTES TO THE FINANCIAL STATEMENTS
FORM B09 - DN
These notes are an integral part of and should be read in conjunction with the accompanying financial statements
Balances with related parties:

	<u>30/09/2025</u>	<u>01/04/2025</u>
	VND	VND
Short-term other receivables	2.799.227.769	59.227.769
CDC Holding JSC	59.227.769	59.227.769
SIL Leasing Joint Stock Company	2.740.000.000	
Short-term other payables	1.690.000.000	1.690.000.000
CDC Holding JSC	1.690.000.000	1.690.000.000
Trade accounts payable	16.871.023.010	30.667.366.560
Short-term trade accounts payable	13.602.453.009	29.739.164.743
CDC Mechanic and Electric JSC	13.602.453.009	29.739.164.743
Long-term trade accounts payable	3.268.570.001	928.201.817
CDC Mechanic and Electric JSC	3.268.570.001	928.201.817
Short-term advances to suppliers	29.264.538.982	29.159.294.709
CDC Mechanic and Electric JSC	29.264.538.982	29.159.294.709

Transactions with related parties:

	<u>From 01/07/2025</u>	<u>From 01/07/2024</u>
	<u>to 30/09/2025</u>	<u>to 30/09/2024</u>
	VND	VND
Trả tiền vay	-	42.480.521.962
Mr. Ngo Tan Long	-	-
Mr. Mai Dinh Chat	-	13.745.000.000
Mrs. Dang Thanh Trang	-	15.500.000.000
Mr. Nguyen Khac Thinh	-	13.235.521.962
Purchase of goods and services	8.387.571.110	4.203.981.439
CDC Mechanic and Electric JSC	8.387.571.110	4.203.981.439
Other receivables	39.740.000.000	
SIL Leasing Joint Stock Company	2.740.000.000	

Remuneration of the Board of Directors and Management

Name	Position	<u>From 01/07/2025</u>	<u>From 01/07/2024</u>
		<u>to 30/09/2025</u>	<u>to 30/09/2024</u>
		VND	VND
Mr. Ngo Tan Long	Chairman	234.600.000	184.500.000
Mr. Tran Van Truong	Vice chairman (Appointed on 03/06/2024)	234.600.000	201.000.000
	General Director (Resigned on 03/06/2024)		

CDC CONSTRUCTION JOINT STOCK COMPANY
NOTES TO THE FINANCIAL STATEMENTS
FORM B09 - DN
These notes are an integral part of and should be read in conjunction with the accompanying financial statements
Remuneration of the Board of Directors and Management (Continued)

Name	Position	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
		VND	VND
Mr. Le Van Quang	Member of the board (Resigned on 26/09/2025)	-	-
Ms. Dang Thanh Trang	Member of the board General Director (Appointed on 03/06/2024); Deputy General Director (Resigned on 03/06/2024)	294.600.000	184.500.000
Mr. Mai Dinh Chat	Deputy General Director	199.500.000	151.500.000
Mr. Nguyen Khac Thinh	Deputy General Director	199.500.000	151.500.000
Mr. Nguyen Van Linh	Deputy General Director (Appointed on 11/07/2024)	199.500.000	151.500.000
Mr. Nguyen Huu Bang	Deputy General Director (Appointed on 16/09/2024, Resigned on 24/06/2025)	-	121.000.000
Mr Tran Gia Nguyen Tri	Vice chairman (Appointed on September 27, 2025)	78.200.000	-
Total		1.362.300.000	1.145.500.000

33. OTHER INFORMATION

	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
	VND	VND
Remuneration of the Supervisory Board		
Total	-	-

Ha Noi, 20 October 2025

Preparer

Chief Accountant

General Director






Nguyen Thi Hong Nhung

Nguyen Thi Thuy

Dang Thanh Trang